127.0	0005	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,034,500 / 1,034,500
					USE VALUE:	1,034,500 / 1,034,500
					ASSESSED:	1,034,500 / 1,034,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERGIN REGINA F/TRUSTEE
Owner 2:	BERGIN REALTY TRUST
Owner 3:	
Street 1:	26 MOULTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,553 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2982 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10553.000	544,700		489,800	1,034,500
Total Card	0.242	544,700		489,800	1,034,500
Total Parcel	0.242	544,700		489,800	1,034,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.91 | /Parcel: 346.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

82387

GIS Ref

GIS Ref

Insp Date

06/28/16

!9893!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	544,800	0	10,553.	489,800	1,034,600	1,034,600	Year End Roll	12/18/2019
2019	104	FV	420,600	0	10,553.	489,800	910,400	910,400	Year End Roll	1/3/2019
2018	104	FV	420,600	0	10,553.	433,900	854,500	854,500	Year End Roll	12/20/2017
2017	104	FV	394,300	0	10,553.	363,900	758,200	758,200	Year End Roll	1/3/2017
2016	104	FV	394,300	900	10,553.	383,000	778,200	778,200	Year End	1/4/2016
2015	104	FV	351,000	1000	10,553.	331,500	683,500	683,500	Year End Roll	12/11/2014
2014	104	FV	351,000	1000	10,553.	320,400	672,400	672,400	Year End Roll	12/16/2013
2013	104	FV	365,300	1000	10,553.	304,900	671,200	671,200		12/13/2012

PRINT

Date	Time
12/11/20	00:17:17

LAST REV

Date	Time
08/23/16	09:11:49

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9893

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGIN CHARLES	1162-199		10/23/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	82387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2011	1073	Re-Roof	5,600					

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2016	Inspected	PT	Paul T
12/23/2008	Measured	372	PATRIOT
4/11/2000	Inspected	264	PATRIOT
11/30/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10553		Sq. Ft.	Site		0	70.	0.66	8			Ledge	-5					489,832						489,800	

Total AC/HA: 0.24226 | Total SF/SM: 10553 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 489,832 | Spl Credit | Total: 489,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00211263
Const Adj.:	0.98980200
Adj $ / SQ:	168.622
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740069
Depreciation:	195378
Depreciated Total:	544691

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

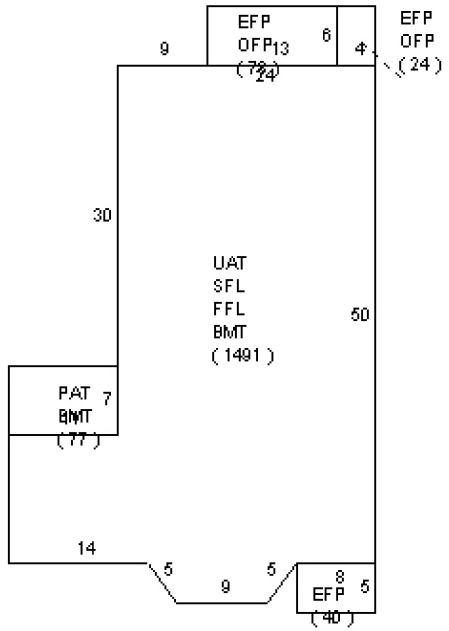
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.62
Special Features:	0	Val/Su Net:	103.87
Final Total:	544700	Val/Su SzAd	182.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,568	50.590	79,320
FFL	First Floor	1,491	168.620	251,415
SFL	Second Floor	1,491	168.620	251,415
UAT	Upper Attic	373	67.450	25,142
EFP	Enclos Porch	142	45.920	6,521
OFP	Open Porch	102	32.340	3,299
PAT	Patio	77	5.940	457
	Net Sketched Area:	5,244	Total:	617,569
Size Ad	2982	Gross Are	6362	FinArea 2982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

127.0-0005-0031.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	